

Document #4756

5/15/86

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF ERROL McDOWALL
APPROVAL OF FINAL WORKING DRAWINGS AND
SPECIFICATIONS AND PROPOSED DISPOSITION
OF 27 WEST TREMLETT STREET IN THE DORCHESTER
AREA OF BOSTON

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance.

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Errol McDowall has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel, 27 West Tremlett Street in the Dorchester Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 through 62H of the Massachusetts General Laws, as with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Errol McDowall be and hereby is finally designated as Redeveloper(s) of 27 West Tremlett Street, in the Dorchester Area.
2. That it is hereby determined that Errol McDowall possess the qualifications and financial resources necessary to acquire and develop this land.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Errol McDowall for the development of 27 West Tremlett Street conform in all respects for this Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying 27 West Tremlett Street to Errol McDowall said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

MAY 15, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
MUHAMMAD ALI-SALAAM, SENIOR PLANNER
MICHAEL SHEA, PROJECT PLANNER

SUBJECT: DORCHESTER FINAL DESIGNATION OF REDEVELOPER
27 WEST TREMLETT STREET, DORCHESTER

On May 26, 1977 The Housing and Urban Development Department (HUD) conveyed to the Boston Redevelopment Authority (BRA) a vacant parcel of land approximately 2,985 square feet located at 27 West Tremlett Street, Dorchester, registered land document no. 333140.

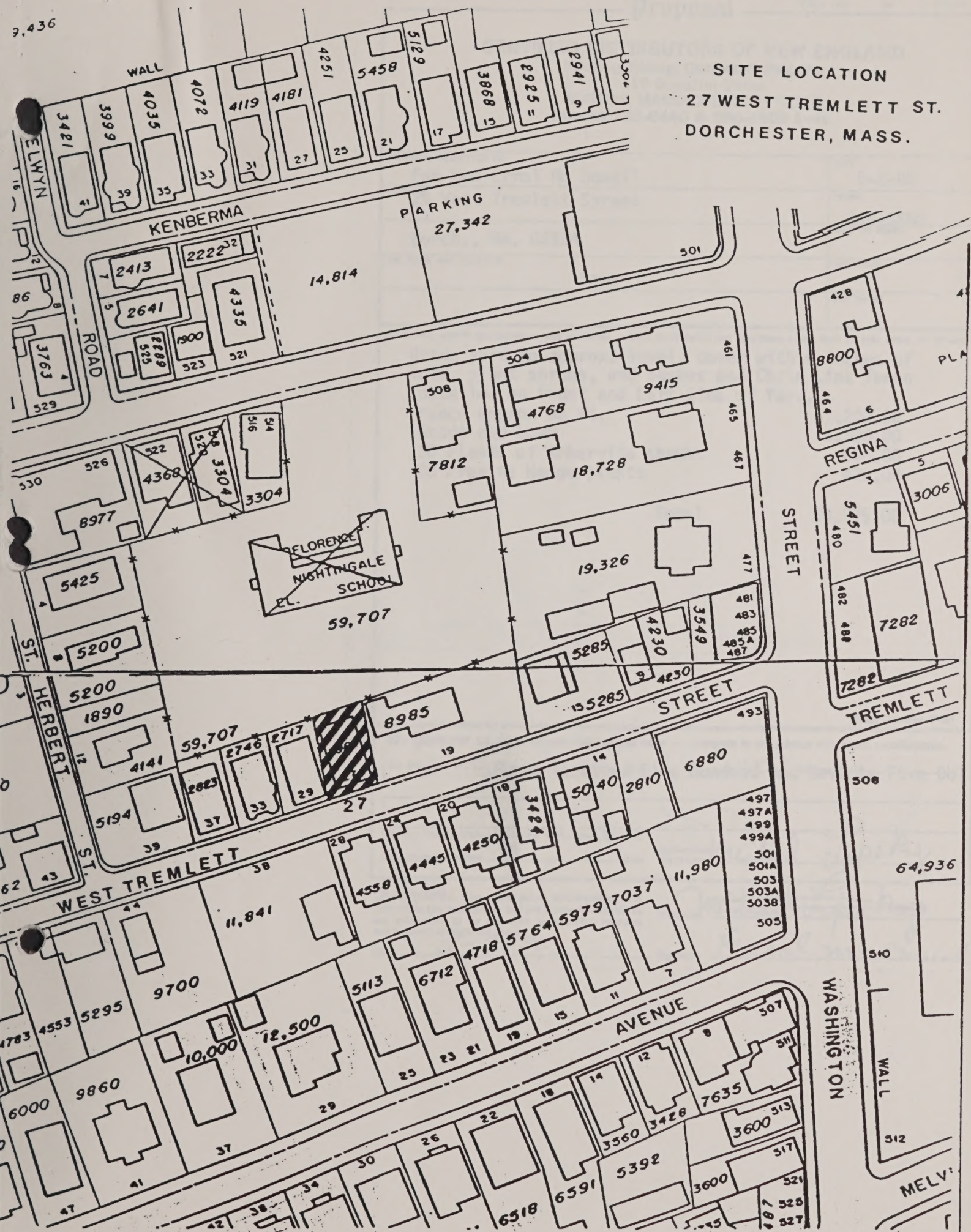
An abutter, Mr. Errol McDowall of 29 West Tremlett Street, Dorchester who purchased his home in 1984 for \$54,000.00 has indicated an interest in purchasing the vacant lot at 27 West Tremlett and has been negotiating with the BRA for two years to utilize as a garden and play area for his two young children.

Mr. McDowall has presented to the Authority final drawings, copy of deed of his property, final estimates for fencing, landscaping, evidence of financial ability and letters of community support to complete his proposal for 27 West Tremlett Street.

It is therefore recommended that the Authority adopt the attached resolution finally designating Mr. Errol McDowall as Redeveloper of 27 West Tremlett Street in the Dorchester area of Boston.

An appropriate Resolution is attached.

2.436



CERTIFIED DISTRIBUTORS OF NEW ENGLAND

Roofing, Siding, Gutters & Painting
419 Boylston Street
BOSTON, MASSACHUSETTS 02116
Phones 742-0440 & 296-4409 Eves.

PROPOSAL SUBMITTED TO Pam and Errol Mc Dowall	DATE 5-6-86
ADDRESS 29 West Tremlett Street	PHONE 265-6880
Dorch., MA. 02124	DATE OF PLANS
JOB NAME AND LOCATION Same	ARCHITECT
	JOB PHONE

We hereby submit specifications and estimates, subject to all terms and conditions as set forth on both sides, as follows:

Grade yard to approx. level, cover with 4 inches of loam, plant shrubs, and bushes and Chain Link fence installed on Front and Left Side of Yard.

Fence approx 60 ft.	\$1,200.00
Grade and Loam	1,300.00
30 Plants of Arbervita shrubs	650.00
20 Previte Hedge plants	425.00

Total \$3,575.00

(Read Reverse Side)

We ~~Propose~~ hereby to furnish material and labor — complete in accordance with above specifications, for the sum of: **Three Thousand Five Hundred and Seventy Five Dollars**

Note: This proposal may be withdrawn by us if not accepted within **14** days.

Authorized Signature

Michael Lepsky

Accepted: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date

5-7-86

Signature

Michael Lepsky

Signature

Errol Mc Dowall

April 30, 1956

To whom it may concern:

I have no opposition and would welcome any improvements made to the vacant lot next to the McDowalls.

Signed:

Address

Harry Robinson 27 W Franklin

April 30, 1986

To whom it may concern:

I have no opposition and would welcome any improvements made to the vacant lot next to the Mr Dowall's.

Signed: Derek C. Wuth
Address 32 W. Tatum Latt St.
Dan. MA. 02124

April 30, 1986

To whom it may concern:

I have no opposition and would welcome any improvements made to the vacant lot next to the Mc Dowall's.

Signed: Gilbert E Watters
Address 28 W. Tremlett St.
Dorchester, Mass, 02124

MASSACHUSETTS

Statute Form of

Quitclaim Deed

(INDIVIDUAL)

TO

Errol E. McDowall and
Pamela J. McDowall,

Tenants by the Entirety

....., 19.....
at.....o'clock and.....minutes.....m.

Received and entered with.....
.....Deeds

Book.....Page.....

Attest:

Register

FROM THE OFFICE OF

Eleanor N. Omar
Attorney at Law
Suite 720
6 Beacon Street
Boston, MA 02108

RETURN TO →



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REVISED CHAPTER 727-1980

(Please print or type)

25/6.

[Handwritten signatures and scribbles]

1007 052

I, Edwin E. Gumbs (a/k/a Edwin C. Gumbs)

of 29 West Tremlett Street, Dorchester, Suffolk County, Massachusetts,

~~being unimproved~~, for consideration paid, and in full consideration of

Fifty-four thousand (\$54,000) dollars
grants to

Errol E. McDowall and Pamela J. McDowall, tenants by the entirety
of #38 Fowler Street, Dorchester, Suffolk County, MA with quitclaim covenants

the land in the County of Suffolk and Commonwealth of Massachusetts,
bounded and described as follows:

[Description and encumbrances, if any]

SOUTHERLY: by West Tremlett Street, forty and 5/10 (40.5) feet;

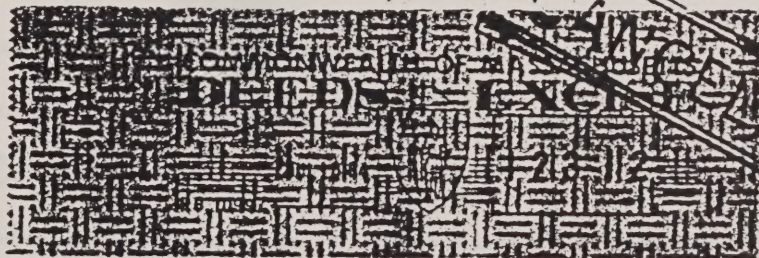
EASTERLY: by land now or formerly of Bailey, sixty-six and
70/100 (66.70) feet;

NORTHERLY: by land now or formerly of Neil, forty and 5/10
(40.5) feet; and

WESTERLY: by land now or formerly of Mary A. Smith, sixty-seven
and 45/100 (67.45) feet.

For title of grantor, refer to the deed from Patricia Roberts
Harris, Secretary of Housing and Urban Development of
Washington, D.C., acting through the Federal Housing Commissioner
to Edwin E. Gumbs, a/k/a Edwin C. Gumbs, dated July 29, 1977
and recorded with the Suffolk Registry of Deeds in Book 8973,
Page 567; and subject to any and all existing mortgages and
encumbrances of record.

Said premises are hereby released from and conveyed free of any
claim of homestead established by the grantor in his
Declaration of Homestead filed on September 13, 1982 and
recorded with the Suffolk County Registry of Deeds in
Book 10067, Page 6.



PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE ¹

A. REDEVELOPER AND LAND

PAM

1. a. Name of Redeveloper: ERROL + M^C DOWALL

b. Address and ZIP Code of Redeveloper: 29 W. TREMLETT ST. DORCH., MA. 02124

c. IRS Number of Redeveloper: 580029124

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

City of Boston

(Name of Local Public Agency)

in

(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows ²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☒ Other (explain) Individual

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N.A.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N.A.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$ 3,575.00
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
N.A.	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

N.A.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

N.A.

CERTIFICATION

I (We) MR. Eural McDowellcertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²Dated: 5-7-86Dated: Pamela McDowellEural McDowell
Signature5-6-86
Signature

Title

Wife
Title29 W. Tremblett Street
Address and ZIP Code29 W. Tremblett Street
Address and ZIP Code¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

ERROL + PAN McDOWALL
4B

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0867

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: ERROL & PAN McDOWALL

b. Address and ZIP Code of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNTBOSTON FIVE
10 School St.
BOSTON, MA. 02108

\$ 8500.00

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUEMORTGAGES OR LIENS

Home

\$ 150,000

\$ 50,000

7. Names and addresses of bank references:

Same as above

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

NA.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

NA

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

NA

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

NA

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 0.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$ 0

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Nature of work is relatively minor and can be done by owner.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

NA

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) MR & MRS Eural McDowell

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 5-7-86Dated: 5-7-86

Pamela McDowell
Signature

Eural McDowell
Signature

29 W. Tremlett Street
Title
Address and ZIP Code

29 W. Tremlett Street
Title
Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department